

After recording return to:
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Winstead PC
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Austin, Texas 78701
kstotts@winstead.com



**SEVENTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
 OF
 NAVARRO RANCH COMMUNITY ASSOCIATION, INC.**

THIS DOCUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR NAVARRO RANCH COMMUNITY ASSOCIATION, INC., INCLUDING, BUT NOT LIMITED TO THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED AS DOCUMENT NOS. 202299017681, 202399003297, 202399023164, 202499015067, 202499030310 AND 202599027409, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

The undersigned, being an officer of Navarro Ranch Community Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Navarro Ranch.
2. The name of the Association: Navarro Ranch Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Guadalupe County, Texas, as more particularly described on Exhibit "A" to the Navarro Ranch Master Covenant [Residential], recorded as Document No. 202199037189 in the Official Public Records of Guadalupe County, Texas (the "**Covenant**"), and any portion of property made subject to the Covenant by a recordation of notice of addition of land.
4. The recording data for the documents: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Navarro Ranch Community Association, Inc., c/o CCMC, 6014 Angel Place, Seguin, Texas 78155, Attention: Kevin Baldwin.
6. The mailing address of the person managing the Association:

Name:	Capital Consultant Management Company (CCMC)
Attn:	Delores Ferguson
Mailing Address:	8360 E. Via De Ventura, Suite L100
	Scottsdale, Arizona 85258
Telephone Number:	480-921-7500
Email Address:	dferguson@ccmcnet.com

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1. Website to access the Association's dedicatory instruments: www.navarroranchlife.com
2. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,200.00.

Lender Questionnaire Fee - \$200.00 per questionnaire for standard format,
\$300.00 per questionnaire for custom format.

Resale Trustee/Lender Sale Fee - \$375.00 per transaction.

Refinance/Lien Estoppel Fee - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel Fee - \$375.00 per package (\$50 per lot for
Developer to Builder.

Resale Disclosure Update - \$75.00.

Community Enhancement Fee – Amount equal to one fourth of one percent
(0.25%) of the Transfer Price (as such term is
defined in the Covenant).

Returned Payment Fee - \$30.00 for each returned item.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 16 day of December, 2025

**NAVARRO RANCH COMMUNITY ASSOCIATION,
INC.**, a Texas nonprofit corporation

By: _____

Name: _____

Title: _____

[Signature]

Nick Vela

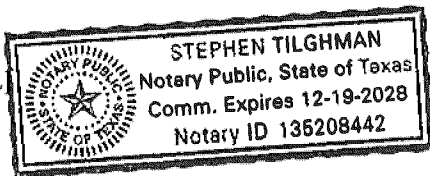
Authorized Agent

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on 16 day of Dec, 2025, by Nick Vela, the Authorized Agent of Navarro Ranch Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL



Notary Public Signature

[Signature]

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Navarro Ranch Master Covenant [Residential] recorded under Document No. 202199037189, in the Official Public Records of Guadalupe County, Texas.
 - a. Navarro Ranch First Amendment to Master Covenant [Residential] recorded under Document No. 202599001225, in the Official Public Records of Guadalupe County, Texas.
2. Navarro Ranch Development Area Declaration [Residential] recorded under Document No. 202199039043, in the Official Public Records of Guadalupe County, Texas.
3. Navarro Ranch Community Enhancement Covenant [Residential] recorded under Document No. 202199039041, in the Official Public Records of Guadalupe County, Texas.
4. Navarro Ranch Design Guidelines, recorded under Document No. 202199039043, in the Official Public Records of Guadalupe County, Texas.
5. Navarro Ranch Community Manual, recorded under Document No. 202199039586, in the Official Public Records of Guadalupe County, Texas.
6. Navarro Ranch Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 202599031635 , in the Official Public Records of Guadalupe County, Texas.
7. Navarro Ranch Notice of Applicability [Unit 1A], recorded under Document No. 202199039109, in the Official Public Records of Guadalupe County, Texas.
8. First Supplement to the Community Manual, recorded under Document No. 202299017671, in the Official Public Records of Guadalupe County, Texas.
9. Navarro Ranch Notice of Addition of Land, recorded under Document No.202299030573, in the Official Public Records of Guadalupe County, Texas.
10. Navarro Ranch Notice of Applicability [Unit 2A], recorded under Document No. 202299030574, in the Official Public Records of Guadalupe County, Texas.
11. Navarro Ranch Notice of Applicability [Unit 2B], recorded under Document No. 202299030575, in the Official Public Records of Guadalupe County, Texas.
12. Navarro Ranch Second Supplement to Community Manual, recorded under Document No. 202399003283, in the Official Public Records of Guadalupe County, Texas.
13. Navarro Ranch Notice of Applicability [Units 1B & 1C], recorded under Document No. 202399003286, in the Official Public Records of Guadalupe County, Texas.
14. Navarro Ranch Notice of Applicability [Unit 2C], recorded under Document No. 202399021572, in the Official Public Records of Guadalupe County, Texas.

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15. Navarro Ranch Third Supplement to Community Manual, recorded under Document No. 202399023124, in the Official Public Records of Guadalupe County, Texas.
16. Navarro Ranch Notice of Applicability [Units 4, 5 & 7], recorded under Document No. 202499000532, in the Official Public Records of Guadalupe County, Texas.
17. Navarro Ranch Notice of Addition of Land and Notice of Applicability [Jaro South Unit 1], recorded under Document No. 202499014973, in the Official Public Records of Guadalupe County, Texas.
18. Navarro Ranch Fourth Supplement to Community Manual, recorded under Document No. 202499030289, in the Official Public Records of Guadalupe County, Texas.
19. Navarro Ranch Notice of Applicability [Unit 3A], recorded under Document No. 202499023125, in the Official Public Records of Guadalupe County, Texas.
20. Navarro Ranch Notice of Applicability [Unit 3B], recorded under Document No. 202599008327, in the Official Public Records of Guadalupe County, Texas.
21. Navarro Ranch Notice of Applicability [Unit 6], recorded under Document No. 202599008326, in the Official Public Records of Guadalupe County, Texas.
22. Navarro Ranch Notice of Applicability [Unit 8], recorded under Document No. 202599027311, in the Official Public Records of Guadalupe County, Texas.
23. Navarro Ranch Notice of Applicability [Unit 1D], recorded under Document No. 202599029896, in the Official Public Records of Guadalupe County, Texas.

202599031737

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
12/17/2025 03:32:52 PM PAGES: 5 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel

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